

027.0

0004

0023.D

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,126,600 / 1,126,600

APPRAISED:

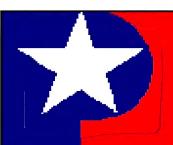
1,126,600 / 1,126,600

USE VALUE:

1,126,600 / 1,126,600

ASSESSED:

1,126,600 / 1,126,600


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53 -53A		WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ADHIYA JAGAT &	
Owner 2: MEWADA NANDANA	
Owner 3:	

Street 1: 53 WINTER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: BONSIGNORE GAETANO S-ETAL -	
Owner 2: BONSIGNORE MARTHA M -	

Street 1: 53-53A WINTER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.
OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8312		Sq. Ft.	Site		0	80.	0.81	1									535,486						535,500	

Total AC/HA: 0.19082

Total SF/SM: 8312

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total:

535,486

Spl Credit

Total:

535,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			OF=2 BMT SINKS.									
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 2	Rating: Very Good												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 2	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average												
Color: WHITE				A Kits: 1	Rating: Very Good												
View / Desir:				Fpl: 2	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1965	Eff Yr Blt:			Location: 1													
Alt LUC:	Alt %:			Total Units: 1													
Jurisdict: G22	Fact: .			Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal 1	- Drywall			Functional: 1	%												
Sec Int Wall: 1	%			Economic: 1	%												
Partition: T	- Typical			Special: 1	%												
Prim Floors: 3	- Hardwood			Override: 1	%												
Sec Floors: 4	- Carpet 50 %			Total: 18.6 %													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor: 1				Basic \$ / SQ: 180.00													
Bsmnt Gar: 1				Size Adj.: 1.10891604													
Electric: 3	- Typical			Const Adj.: 0.99495000													
Insulation: 2	- Typical			Adj \$ / SQ: 198.597													
Int vs Ext: S				Other Features: 161500													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod: 1													
% Heated: 100	% AC: 1			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 726119													
% Com Wal	% Sprinkled			Depreciation: 135058													
				Depreciated Total: 591061													
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1									
SPEC FEATURES/YARD ITEMS								PARCEL ID 027.0-0004-0023.D									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104					
More: N				Total Yard Items: 1				Total Special Features: 1				Total: 1					